



## **AGENDA MEMO**

**CITY COUNCIL MEETING DATE: JUNE 6, 2007**  
**DEPARTMENT: PLANNING AND DEVELOPMENT**  
**ITEM DESCRIPTION: GPA-19426 - GENERAL PLAN AMENDMENT - PUBLIC**  
**HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS**

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### **\*\* CONDITIONS \*\***

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL.

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

Request to adopt an updated Historic Properties Preservation Plan Element and revise the 2020 Master Plan.

This proposed element of the Las Vegas 2020 Master Plan (“Master Plan”) establishes standards, goals, objectives, and policies for the protection of historic properties located within the City of Las Vegas legal boundaries. The original Historic Preservation Element was adopted as part of the City of Las Vegas General Plan on April 1, 1992. Since that time, no amendments have been made to the Historic Preservation Element, but many new concepts have arisen regarding the broadened role of historic preservation. The proposed element will discuss these new concepts and expand on the existing components of the 1992 element.

The proposed element complies with NRS 278.160, “Subject matter of master plan,” which requires that the City of Las Vegas include an Historical Properties Preservation Plan in the Master Plan 2020.

**BACKGROUND INFORMATION**

<i><b>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</b></i>	
4/1/1992	City Council adopted the city of Las Vegas General Plan
8/6/2000	City Council adopted the city of Las Vegas Master Plan 2020 through ordinance #2000-62
3/28/07	Historic Preservation Commission approved Historic Properties Preservation Plan Element draft
4/25/07	Historic Preservation Commission to review minor modifications to the proposed element
04/26/07	The Planning Commission voted 7-0 to recommend APPROVAL (PC Agenda Item #22/cm).
<i><b>Neighborhood Meeting</b></i>	
10/18/06	Open House meeting at Downtown Senior Services Center
3/27/07	Public meeting held at Development Services Center, no attendees

**ANALYSIS**

**The Zoning Code of the City of Las Vegas**

On February 22, 1991, the City Council of Las Vegas adopted an amendment to the Municipal Code of the City of Las Vegas which added an historic preservation ordinance, and established the Historic Preservation Commission. Today, the City of Las Vegas Historic Preservation Ordinance is found in the Zoning Code, Title 19.06.090 H HISTORIC DESIGNATION.

Establishing an ordinance is a requirement to obtain and maintain the city's status as a Certified Local Government (CLG). The Nevada State Historic Preservation Office, as governed by the National Park Service, established the CLG program to promote the goals of the National Historic Preservation Act of 1966. CLG requirements also include the adoption of an historic preservation plan.

The original Historic Preservation Element was adopted as part of the City of Las Vegas General Plan on April 1, 1992. Since that time, no amendments have been made to the Historic Preservation Element, but many new concepts have arisen regarding the broadened role of historic preservation. The updated Historic Properties Preservation Plan Element will address these issues, and expand upon existing components of the adopted Historic Preservation Element, such as a brief history of Las Vegas, an overview of our significant historic resources, an explanation of the historic preservation process, an outline of our city's goals, objectives and policies for historic preservation, and a plan for implementation. The Plan will be updated every five years in order to reflect the current issues affecting historic preservation.

The most significant changes resulting in new items introduced in the proposed revised element focus on more in-depth explanation of the relationship to the Master Plan 2020, enabling legislation including federal historic preservation law, Nevada Revised Statutes, and the city of Las Vegas Zoning Codes, as well as the planning process and existing conditions. In addition, the revised plan element introduces several new historic preservation issues.

The following chart lists new items contained in the proposed plan element which do not appear in the existing historic preservation element.

	<b>Included in Existing Historic Preservation Plan</b>	<b>Where Found in Proposed Historic Properties Preservation Plan Chapter: Section: Subsection</b>
Executive Summary Tasks	N	Defines the mission statement of the proposed element with a summary of significant action items.
Relationship to CLV Master Plan 2020	N	Describes how the proposed element supports the policies and goals, and other elements of the Master Plan 2020.
Enabling Legislation	Y	Updated from 1992 Historic Preservation Element: Provides significantly more detail regarding the path of enabling legislation beginning with federal historic preservation law and ending with the city of Las Vegas Zoning Code.
Planning Process	N	Describes the public and task force meetings process used in preparation for adoption of the proposed element.

Existing Conditions	N	Defines the types of historic resources, i.e., site, district, building, etc., and gives examples of existing types in Las Vegas. Also notes which designated buildings are owned by the city of Las Vegas.
Brief History of Las Vegas	Y	Updated from 1992 Historic Preservation Element: Expands on the existing history portion to include updated findings.
Designation of Historic Resources	N	Describes the different types of historic designation, and the methods, criteria and requirements specific for each.
Historic Signs	N	Describes the significance of historic signage, in particular neon signage, to the historic identity of Las Vegas, and as such, emphasizes the importance of preserving this type of resource.
Issue: Historic Building Codes	N	Reviews findings that highlight the problems that can occur when applying a model code such as the IBC to projects in existing buildings, such as adaptive reuse, or residential to office conversion projects.
Issue: Smart Growth and Sustainability	N	Reviews the importance of historic preservation as a component of Smart Growth initiatives.
Issue: Conservation Districts	N	Defines conservation districts as distinct from historic districts, and reviews their importance to preservation of historic neighborhoods that may not qualify for historic district status.
Issue: City Preservation Incentives	N	Reviews how city incentives, such as a streamlined planning review process, can support historic preservation and adaptive reuse projects.
Issue: Cultural Heritage Tourism	N	Reviews findings of the contribution of historic preservation to tourism in historic areas, marketing goals, and economic redevelopment.
Issue: Cultural Diversity	N	Reviews the importance of preserving the historic resources of the diverse cultural groups that have contributed to the early growth and development of Las Vegas.
Issue: Environmental Review	N	Reviews the Section 106 review process that occurs with certain federally funded projects, and stresses the importance of early interagency and interdepartmental cooperation and communication.
Issue: Capital Improvement Projects	N	Reviews the CIP process and the importance of early interdepartmental communication regarding proposed projects.
Status Analysis	N	Chart showing what action items have been completed from the 1992 Historic Preservation Plan.
Glossary of Terms	N	Provides definitions of historic preservation terms.

## FINDINGS

### Nevada Revised Statutes

The Nevada Revised Statutes (NRS) are the current codified laws of the State of Nevada. The Statutes of Nevada are a compilation of all legislation passed by the Nevada Legislature during a particular Legislative Session.

The proposed Historic Properties Preservation Plan conforms to the following Nevada Revised Statute:

**NRS 278.160, “Subject matter of master plan,” requires that the City of Las Vegas prepare and adopt a comprehensive, long-term general plan for the physical development of the city. This document, known as the City of Las Vegas Master Plan 2020, must also include a Historical Properties Preservation Plan, which shall include “an inventory of significant historical, archaeological and architectural properties as defined by the city, county or region, and a statement of methods to encourage the preservation of those properties.”**

- An inventory of significant historical, archaeological and architectural properties as defined by the city, county or region, are found in the proposed element at, Appendix B: Designated Historic Resources, and Appendix C: Potentially Eligible Historic Resources.
- Statements of methods for continuing the process of inventory of significant buildings are found in the Implementations section, Goals, Objectives and Policies:

Policy 1.1: That the city pursue all available state and federal grant funding pertaining to Historic Preservation.

Policy 3.1: That an inventory of buildings, structures, sites, objects and districts that are over fifty (50) years old will be consistently updated and maintained.

- A statement of methods and support for the preservation of significant historical, archaeological and architectural properties is found in the Implementations section, Goals, Objectives and Policies:

Goal: Promote the educational, cultural, economic, and general welfare of the public through the preservation, maintenance and protection of structures, sites and districts of significant historic, architectural, and archaeological interest within Las Vegas.

Objective 1: Promote the preservation, maintenance and protection of structures, sites and districts of historic interest within Las Vegas.

Policy 1.1: That the city pursue all available state and federal grant funding pertaining to Historic Preservation.

Policy 1.2: That the city promotes the identification and preservation of significant cultural resources within communities of diverse ethnic backgrounds which illustrate the historic role and contributing character of population identities within Las Vegas.

Policy 1.3: That the city promotes a stewardship program to oversee historic resources.

Objective 3: Promote and encourage the rehabilitation and reuse of historic resources.

Policy 3.1: That an inventory of buildings, structures, sites, objects and districts that are over fifty (50) years old will be consistently updated and maintained.

Policy 3.2: That the city develop guidelines for reuse of historic structures, including the scope of modifications and the use and extent of exterior business signage. (From Reurbanization Policy 1.4.2)

Objective 4: Promote and encourage the stability of designated historic neighborhoods, sites and landmarks by preserving their historical and architectural integrity.

Policy 4.1: That the city promote design guidelines for historic preservation as developed by federal agencies such as the National Park Service.

Policy 4.2: That the city meets the requirements for an Historical Properties Preservation Plan as set forth in NRS 278.160 1.d.

**Nevada State Historic Preservation Office:** The proposed Historic Properties Preservation Plan Element conforms to Nevada State Historic Preservation Office requirements for a Certified Local Government (CLG), which requires the municipality to maintain an historic preservation plan, historic preservation commission, and historic preservation ordinance in order to maintain CLG status. CLG status affords the city priority status for certain grant funding.

### **The Relationship to Master Plan 2020:**

The proposed Historic Properties Preservation Plan Element conforms to other applicable adopted neighborhood plans and the following Master Plan 2020 Policy Sections:

#### Reurbanization

OBJECTIVE 1.4: To retain, where viable, historical structures which represent the architectural, cultural and social legacy of the City of Las Vegas.

#### Neighborhood Revitalization Area

GOAL 2: Mature neighborhoods will be sustained and improved through appropriate and selective high quality redevelopment and preservation.

POLICY 2.3.4: That historic districts provide such direction to preserve the architectural heritage of Las Vegas.

Cultural Enhancement

OBJECTIVE 5.2: To promote cultural awareness and pride within the city.

POLICY 5.2.1: That the City support and assist in the development of new programs which provide incentives for the development and expansion of arts and cultural activities, particularly those which demonstrate an identifiable local context.

***2006 City of Las Vegas Strategic Planning Guide:***

The proposed element is supported by the *2006 City of Las Vegas Strategic Planning Guide* with the following priorities:

- Revitalize and invigorate our mature areas and the urban core
- Support and encourage sustainability, livability, and pride in our neighborhoods

NOTE: The Historic Preservation Element was distributed in City Council briefings the week of May 13, 2007.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**

N/A

**NOTICES MAILED**

NEWSPAPER ONLY

**APPROVALS**

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**PROTESTS**

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